



**Town of Arlington
Zoning Board of Appeals**

Meeting Minutes
Tuesday, January 17, 2017
7:45 PM

Present: Patrick Quinn, Chair, Christian Klein, Vice Chair , Suzanne Spinney, and Joseph Moen

1. Docket #3518 12 Wyman Street

This docket has been continued to a date to be determined.

2. Docket #3524 143 Scituate Street

The Petitioners Matthew and Jennifer Carmody applied for a Special Permit under Section 6.00 Dimensional and Density Regulations, of the Zoning Bylaw for the Town of Arlington, seeking permission to construct a farmers porch to the front of the house. The property is located in an R1 - Single Family District on a 5234 square foot lot. The requested relief was advertised in the Arlington Advocate for two consecutive weeks and the hearing was held in the Arlington Town Hall Charles Lyons Hearing Room. At the January 17 hearing, Petitioners Matthew and Jennifer Carmody appeared before the Board and described their proposal to add a 6' x 20' farmers porch to the front of their existing home. They added that the front stoop needed work done and wanted to add a farmers porch. The applicants believe that the proposed porch is in harmony with the neighborhood as many of the houses on the street have similar porches. Mr. Quinn stated that he had talked to the Building Department and this Special Permit would fall under Section 6.19 Projections into Minimum Yards of the Zoning Bylaw. Mrs. Spinney noted that she recalls granting these permits in the past but under the condition they never enclose it to become a habitable room. The petitioners confirmed that they are just roofing the porch not making it a room. The Board had some question regarding the overall projection from the foundation line. The petitioners stated that it is currently 10ft and will remain 10ft with the finished farmers porch including the steps. The width changed from 4ft to 6ft. They also noted that a lot of the houses in the neighborhood have porches of similar nature.

At the close of the hearing the board unanimously approved their request for a special permit with conditions.

SO VOTED: 4-0

3. Docket #3525 60-62 Maynard Street

The Petitioner Justin John Conroy applied for a Special Permit under Section 9.02 Extension and Alteration of the Zoning Bylaw for the Town of Arlington, seeking permission to add an addition to construct dormers. The property is located in an R2 - Two Family District on a 3503 square foot lot. The requested relief was advertised in the Arlington Advocate for two consecutive weeks and the hearing was held in the Arlington Town Hall Charles Lyons Hearing Room. At the January 17 hearing, Petitioner Justin Conroy's sister and her contractor appeared before the Board and described their proposal to add third floor dormers and renovate existing home. The applicants believe that the proposed addition is in harmony with the neighborhood as many of the houses on the street have similar dormers, and it is a really dense neighborhood. Ms. Spinney asked what the ceiling height on the third floor is and the contractor confirmed that the ceiling height is 7'3" and will remain 7'3" after renovations. There was some question in regards to the opens space worksheet and that some of the calculations were not correct. She feels that she will be okay voting contingent on the applicant handing in a corrected form. There was some question and comments from the board in regards to the usable open space. The existing home is non conforming and will not be increasing a non conformity therefore its usable open space remains at 0. Section 9.02d of the zoning bylaw. The board needs to know the dimensional requirements of the plot plan so they can prove that the house in fact non-conforming, and does not have open space. Mr. Klein had a question regarding the portion of the house where they are removing some windows and was questions why. The petitioner stated that the room where they are removing the windows has too many where it is difficult to put furniture in the room. They are looking to make it an office space.

At the close of the hearing the board unanimously approved their request for a special permit with conditions

SO VOTED: 4-0